

# Livable Streets Update

## (FIVE IN FIVE)

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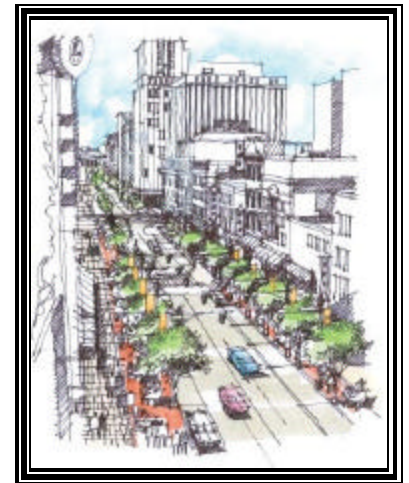
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## BUDGET AND ECONOMIC DEVELOPMENT COMMITTEE TO CONSIDER DESIGN CONSULTANT FOR FAYETTEVILLE STREET RENAISSANCE

The Raleigh City Council voted today to refer to the Budget and Economic Development Committee a proposed contract to provide design services for the first phase of the "Livable Streets" Downtown Plan --- the Fayetteville Street Renaissance project.

The members of the Budget and Economic Development Committee will consider funding alternatives for the project. In addition, the City Council will prioritize road projects in the City's Capital Improvement Program including Hillsborough Street corridor and U.S. 70. It is anticipated that the item will be returned for the entire City Council to consider on Sept. 16

Council members authorized the City administration to negotiate a contract with Mulkey Inc. The City received five proposals from firms for the design services contract. A group of City staff members interviewed the five firms and recommended Mulkey after a detailed evaluation process. Mulkey has assembled a team for this effort, including Martin/Alexiou/Bryson, Cooper Carry, Reynolds and Jewell, SEPI Engineering and Tierra.



The Fayetteville Street Renaissance project is an effort to reinvigorate Fayetteville Street as the heart of Raleigh. The project includes design of improvements to Fayetteville Street Mall, portions of which will be opened to vehicular traffic in the 100 to 400 blocks, including conversion of Hargett and Martin streets from one-way streets to two-way streets. Construction is tentatively scheduled to begin in February.

## LOCAL ARCHITECTURAL CONSULTANT SELECTED FOR PROPOSED CONVENTION CENTER PROJECT

The Raleigh City Council voted today to select O'Brien/Atkins Associates and Clearscapes to be the local architectural consultant for a proposed convention center downtown.

Council members authorized the City administration to negotiate a contract with

## THE FIVE IN FIVE WORK PLAN

### Fayetteville Street Renaissance

Goal: Reinvigorate Fayetteville Street as the heart of Raleigh, the ceremonial corridor and the premier Downtown address for office, events and cultural activity. The top action items:

- Make active uses mandatory for ground floors fronting Fayetteville Street and provide incentives to encourage them.
- Fill in development gaps.
- Open available blocks to vehicular activity; in phases, beginning with the 200 and 300 blocks.
- Re-establish the capitol vista - Develop outdoor festival and performance space

### Convention Center

Goal: Develop and market competitive facilities to attract more national conventions and trade shows, and improve the business environment for hotels, restaurants and other visitor serving facilities. The top action items:

- Get new Downtown Convention Center and Convention Center Hotel adopted and funded.
- Solve lobby access.
- Suggest future expansion to South.
- Investigate mixed-use and roof-top uses.
- Develop strategy for active edge on Cabarrus Street.

O'Brien/Atkins and Clearscapes. The City received proposals from five firms that had formed three teams. A group of City and Wake County staff members and representatives from the Downtown Raleigh Alliance interviewed the teams, evaluated the proposals and made recommendations to Raleigh City Manager J. Russell Allen and Wake County Manager David Cooke. The City and County managers further reviewed the proposals and recommended O'Brien/Atkins and Clearscapes.

The local architectural consultant will be the architect-of-record and lead the design team for the convention center project. The firm also will participate with the City and County in the selection of a nationally-experienced convention center specialty designer to work under its direction, and in the selection of the project's construction manager at-risk contractor, who will work for the City.

The City Council must give final approval to the selections of the national convention center specialty designer and the construction manager at-risk contractor. The Council's Budget and Economic Development Committee will examine further the issues of the construction manager at-risk and a master developer for the proposed convention center.

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## INITIAL PLANNING FOR PROPOSED CONVENTION CENTER UNDER WAY

Preliminary planning has begun for a proposed convention center in downtown Raleigh.

If the City of Raleigh and Wake County vote to pursue a new convention center, construction would begin in early 2005 with completion in 2007. Meanwhile, initial planning has already started for the new facility.

Land appraisers are already under contract to do appraisals of property that would be acquired for the new facility. The City and County expect to complete Phase 1 of the land appraisals by Sept. 30, under a preliminary schedule developed for the project. After the appraisals are analyzed, initial offers will be mailed to the property owners in early October. The City and County hope to complete property acquisitions for the new convention center by the winter of 2004. The City is in the process of hiring a consultant for relocation of any property owners.

Letters were sent in August to property owners just north of the proposed convention center site informing them that their properties would not be acquired at this time for any future expansion of the new facility.

Environmental assessment for the new convention center is anticipated to begin in September. Any environmental remediation would be complete by February.

The Raleigh City Council voted Aug. 5 to allocate \$513,310 toward initial planning of a new convention center and hotel. These funds will be used for consultant services, advance land acquisition, appraisals, environmental and geotechnical surveys, legal fees and other items related to the convention center/hotel project. The funds will be reimbursed to the City by the countywide hotel and meals taxes, under an interlocal agreement between the City and County.

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### Improve the Pedestrian Environment

Goal: Create an attractive, well lit, safe environment that links office and residential areas to amenities such as restaurants, museums and arts venues. Make Downtown accessible to all. The top action items:

- Require pedestrian oriented ground level uses with high level of detail, i.e. doorways, windows, awnings and overhangs, along the sidewalk edge in Downtown.
- Connect existing and emerging neighborhoods to Fayetteville Street.
- Further study converting east / west one-way streets to two-way.
- Investigate federal funding sources.
- Connect TTA Regional Rail station area with pedestrian linkages.

### Regulatory Reform

Goal: Improve business environment by removing regulatory impediments; make it at least as easy to do business Downtown as any place else in the region; include incentives in regulations. The top action items:

- Centralize approvals: Establish a Downtown team within the city to respond to major project proposals and construction quickly. Develop a parallel strategy for small/mid-sized projects.
- Centralize the approvals process by creating a team within the city to respond to development proposals.
- Provide development incentives for vacant buildings and properties.
- Address issues dealing with outdoor dining, signage and other pedestrian encroachments.

## CITY COUNCIL APPROVES PURCHASE OF SCULPTURES



The Raleigh City Council voted unanimously, June 17, to purchase three sculptures that are currently on display in the downtown area as part of the Raleigh Outdoor Sculpture Expo. The sculptures cost a total of \$13,500. The three sculptures are among 16 art pieces that are on display through April 2004 in various locations on Fayetteville Street Mall and in Moore and Nash squares. All 16 sculptures were produced by North Carolina artists

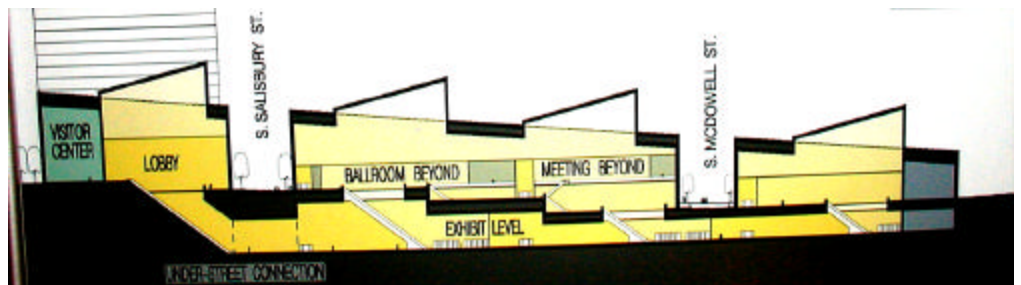
## HOTEL CONSULTANT CHOSEN FOR CONVENTION CENTER/HOTEL PROJECT

Raleigh City Manager J. Russell Allen and Wake County Manager David Cooke announced Aug. 12 that Strategic Advisory Group (SAG) of Duluth, Ga., has been selected as the hotel consultant for the headquarters hotel of a new convention center downtown.

Pending agreement on a final contract, SAG will assist the City and County on finding a hotel developer. SAG will be responsible for:

- >Distributing a request-for-qualifications and a request-for-proposals to potential hotel developers;
  - >Analyzing the responses;
  - >Providing a list of similar agreements from other cities in order to compare proposals;
  - >Assisting with developing a business and marketing plan for the hotel complex;
  - >Recommending a financing plan for the hotel; and,
  - >Assisting in negotiating a public-private agreement with the hotel developer
- SAG has been instrumental in helping Charlotte, Tampa, Fla., and Myrtle Beach, S.C. arrange agreements with developers of convention-oriented hotels. The firm is currently working on major convention hotel projects for the cities of Washington, D.C., Houston, Boston and Schaumburg, Ill.

If the City of Raleigh and Wake County vote to pursue the construction of a new convention center, they are expected to select a hotel developer by early 2004.



### **Downtown Management**

Goal: Take a "one-stop shopping" approach to the management and marketing of Downtown. The top action items:

- Develop a comprehensive Downtown marketing program, including an expanded website. It should be developed and coordinated with all Downtown resources to promote events and attractions. Maximize the capitol status.
- Create a Downtown Development Corporation.
- Make Downtown Raleigh Alliance the organization responsible for bringing all parties to the table to oversee implementation of the vision.
- Explore development incentives and options similar to Tax Increment Financing.



Livable Streets

## **ARCHITECT CHOSEN FOR LIGHTNER PUBLIC SAFETY CENTER**

The Raleigh City Council has approved a contract with O'Brien Atkins Associates, PA, for preliminary design services for the Clarence E. Lightner Public Safety Center. The contract is for \$93,124.

Last year, the Council approved an eight-part plan to address concerns about adequate space for municipal services. One of the items on the list was the purchase of land and the construction of a public safety center in the Central/East downtown area. The O'Brien Atkins Associates designs are necessary in order to find an appropriate space for the center.

## **CITY OF RALEIGH ESTABLISHES NEW FIRE DISTRICT BOUNDARIES FOR DOWNTOWN**



The Raleigh City Council has approved a revision to the primary fire district which reduces it from 30 city blocks to one, and creates a secondary fire district which was the area of the prior primary district. This action was in response to the need for regulatory reform that was identified as one of the "Five in Five" priorities of the Livable Streets strategic plan for downtown. Fire district regulations are intended to control construction, use, and

occupancy of buildings. They regulate dangerous operations or processes in urbanized areas, which may be especially prone to the danger of fires spreading from one building to another. North Carolina general statutes require municipalities to establish a primary fire district and allow for an optional secondary fire district.

The revised primary fire district is the block surrounded by West Morgan, South McDowell, West Hargett, and South Dawson, while the secondary area is bounded by Hillsborough/East Morgan, South Blount, South Street, South Dawson to West Hargett to South Harrington.

The primary fire district standards prohibit the use of vertical structural wood framing. The standards also require all other structural wood framing to be covered by fire rated materials (i.e. sheetrock). The new primary fire district encompasses the Avery C. Upchurch Government Complex and only affects City property. The secondary fire district regulations allow for new wood frame construction. This new wood frame construction is required to comply with all North Carolina Building Code requirements as well as contain a sprinkler system and have major exterior components, stairs and balconies that are constructed of non combustible materials.

To review the ordinance visit the City's website at [www.raleigh-](http://www.raleigh-)





William Christmas Plan  
1792



Odell Plan 1972

[nc.org/inspections/FireOrdinance.pdf](http://www.raleigh-nc.org/inspections/FireOrdinance.pdf) . A map of the boundaries may be seen at <http://www.raleigh-nc.org/inspections/FireDistricts.pdf> . For additional information contact Jim Tschupp, assistant director, Inspections Department, 890-3702 or [james.tschupp@ci.raleigh.nc.us](mailto:james.tschupp@ci.raleigh.nc.us)

## CITY MAKING STREETSCAPE REPAIRS IN MOORE SQUARE, CITY MARKET

The City of Raleigh expects to complete streetscape repairs in the Moore Square/City Market area by the end of this fall. The work is being done along 40 block faces in the area bounded by Wilmington, Person, Edenton and Davie streets.

The City started its first downtown streetscape project in the Moore Square/City Market area in 1986. Wear and tear and other factors have taken a toll on the improvements, prompting the City to evaluate the area. The evaluation revealed uneven sidewalks, broken utility covers and streetlight bases, and missing concrete pavers, trash liners and street trees.

Clancy & Theys Construction Co. was the low bidder to do repair and replacement work in the Moore Square/City Market area. The \$280,000 project includes repairing sidewalks, curbs and lawn areas; and replacing missing or broken streetlight bases and utility covers. The City also is planting 21 replacement street trees in the fall.

## GLENWOOD SOUTH STREETSCAPE IMPROVEMENTS NEARLY FINISHED

The City of Raleigh is close to completing \$2.2 million in streetscape improvements in historic Glenwood South. The project will make the area even more appealing to the throng of visitors who frequent the many quality shops, restaurants and nightspots along the Glenwood Avenue corridor.



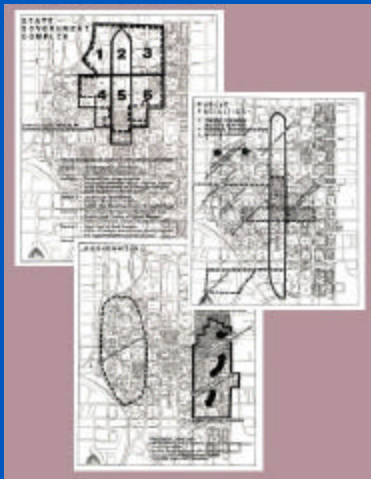
The underground utility system has been installed along with all the above-ground improvements. Progress Energy recently completed the removal of all the aerial primary lines and transformers. All of the new decorative street lights are installed and working. Remaining work to be done includes telephone, cable television and traffic signal work; conversion of a few Progress Energy customers in the area to the new underground utility system; and general cleanup. The project

should be complete by the end of the year.

The improvements are being done in a six-block area of Glenwood Avenue from Hillsborough Street to Peace Street, just west of downtown. In addition to the underground utility system, the new improvements include new sidewalk paving, street trees, benches, trash receptacles and a new street lighting system that makes the popular area brighter at night. Clancy & Theys Construction Co. was the successful low bidder for the streetscape improvements, which will further enhance the many private investments made in Glenwood South. Progress Energy, BellSouth and Time Warner also contributed resources for the project.



Urban Land Institute  
Plan 1982



Downtown Plan 1987

## LEGISLATURE APPROVES SALE OF STATE LAND ON BLOUNT STREET FOR PRIVATE REDEVELOPMENT

To help spur further redevelopment of downtown Raleigh, the North Carolina General Assembly has approved the sale of State property on Blount Street to private developers. The bill was supported by the City of Raleigh and Mayor Charles Meeker, who formed a task force to study Blount Street redevelopment.



The area is bounded by Peace, Person, Jones and Wilmington Streets. It includes about 24 Victorian-style houses, parking lots and other parcels. The City hopes the sale of the land to private developers will lead to additional residential and retail development downtown, including apartments, condominiums and shops.

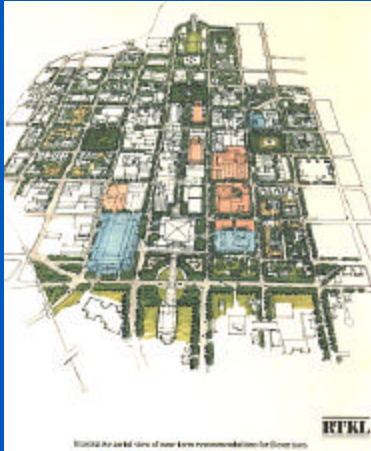
The Victorian homes would be sold and their historic qualities preserved. Before the houses can be sold, a suitable location must be found for workers who currently use the houses for offices, said Jim Lofton, co-chair of the mayor's task force on Blount Street redevelopment. The houses can only be sold for use as private residences, he said. The remaining properties on Blount Street could be sold for either residential or non-residential development, such as retail shops.

The next step in the project is to develop a master plan for Blount Street. The master plan would have to be approved by the City and State.

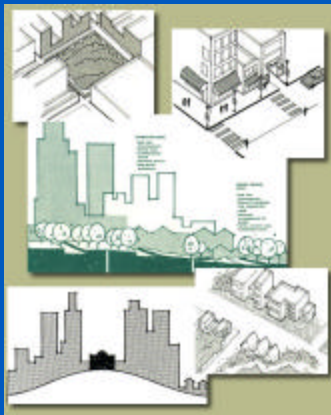
## CITY TRANSPORTATION DEPARTMENT TO ASSUME DOWNTOWN PARKING RESPONSIBILITIES

The City of Raleigh Transportation Department has assumed the responsibilities of overseeing downtown parking resources, taking over a role previously filled by the City's Construction Management Department.

According to Transportation Director Jimmie Beckom, the current parking management contracts the City has with private companies have been extended until September 30, 2004. Mr. Beckom said the City will review the contracts and the current parking management situation during the extension before making a recommendation on how the City should proceed.



RTKL Plan 1990



Downtown Urban Design Guide 1991

## COUNCIL APPROVES SHOPS, CONDOMINIUMS FOR HUDSON BELK BUILDING

The former Hudson Belk building, vacant since 1995, will be renovated to house condominiums and retail shops under a plan formally approved by the Raleigh City Council in a unanimous vote. The development will be called The Hudson.



Redevelopment of the Belk building is an integral part of the City of Raleigh's continuing efforts to revitalize downtown. The 186,730-square foot building was acquired by the City in 1998 as part of a larger downtown redevelopment project in the 400 block of South Wilmington Street. The City purchased the building with the intent of selling it for redevelopment.

Under the plan submitted by King's Building and Development, a total of 64 condominiums -- 60 one-bedroom units and four two-bedroom units - will occupy the second, third, fourth and fifth floors. A roof plaza also will be on the second floor. The basement level will have 86 parking spaces for occupants of the condominiums. The first floor will have 16,100 square feet of space for retail shops and an additional 29 parking spaces for commercial use.

Under the agreement approved by the council, construction of the project must begin by Dec. 31, 2003 or the City can exercise its option to buy the building back. If at anytime prior to Dec. 31 King's Building and Development determines that it cannot proceed with construction, the company must notify the City as soon as possible. Furthermore, the redevelopment project must be substantially complete by Dec. 31, 2004 or the property reverts to the City and the redevelopment agreement with King's Building and Development is voided. The council informally agreed to the terms of the agreement at its June 3 meeting.

## COUNCIL ADOPTS NEW POLICY ON BANNER DISPLAY

Working in cooperation with the Raleigh Downtown Alliance, the City of Raleigh has expanded its banner display policy.

The changes allow for identity banners to be displayed along downtown entryways, downtown public parking facilities and to give identity to unique downtown districts. The new policy was adopted by the Raleigh City Council at its June 3 meeting.

"The previous policy allowed temporary banners to be





## Contact Us

City of Raleigh  
Planning Department  
George Chapman, Director  
(919) 890-3125  
george.chapman@ci.raleigh.nc.us

Ken Maness  
(919) 890-3655  
ken.maness@ci.raleigh.nc.us

Urban Design Center  
133 Fayetteville Street Mall  
Dan Douglas  
(919) 807-8441  
Daniel.douglas@ci.raleigh.nc.us

Raleigh Convention and  
Conference Center  
500 Fayetteville Street Mall  
(919) 831-6011  
Roger Krupa, Director  
roger@raleighconvention.com

Fayetteville Street Mall  
Renaissance  
City of Raleigh  
Central Engineering  
Dean Fox  
(919) 890-3030  
dean.fox@ci.raleigh.nc.us

City of Raleigh  
Transportation Department  
Jimmie Beckon, Director  
(919) 890-3430  
jimmie.beckon@ci.raleigh.nc.us

Regulatory Reform  
City Of Raleigh  
City Attorney  
Thomas McCormick, Jr.  
(919) 890-3060  
Tom.McCormick@ci.raleigh.nc.us

Newsletter  
City of Raleigh  
Public Affairs Department  
Jayne Kirkpatrick, Director  
(919) 890-3100  
jayne.kirkpatrick@ci.raleigh.nc.us

## Contact Us

displayed for events around town,” said Ken Maness of the City’s Planning Department. “The change will allow for a more permanent system to give identity to entryways, parking and unique districts.”

For more information or details on the new policy call Mr. Maness at 890-3655.

## COUNCIL AUTHORIZES PHASE II OF DOWNTOWN WEST GATEWAY PLANNING PROJECT

On August 5, the Raleigh City Council authorized proceeding with the second phase of the Downtown West Gateway Planning Project.

In October of 2001, the Raleigh City Council approved the development of a Downtown West Gateway Small Area Plan. A goal of the plan was to take advantage of an opportunity for the neighborhood to link the redeveloping Glenwood South district with the residential component of Boylan Heights and the Central Business District. The plans address blighted or dilapidated conditions in an area and give the City the necessary authority to take action it otherwise would not have in order to begin redevelopment.

The affected area was bounded by West Morgan Street to the north, Dawson Street to the east, West South Street and Rocky Branch Creek to the south, and South Boylan Avenue to the west. The Planning Commission has certified as portion of the area as blighted under North Carolina Redevelopment law. Substandard conditions exist in 72 percent of the residential structures in the study area.

The second phase consists of consulting work to include the preparation of a Small Area Plan for the larger study area and preparation of a Redevelopment Plan for the designated blighted area. The cost of the second phase is expected to be \$57,500. The study will also include planning for the area around the proposed Downtown Raleigh Triangle Transit Authority regional rail station, the proposed Intermodal Transportation Facility area and the blighted residential/commercial areas in the vicinity of W. South, S. Saunders and W. Lenoir Streets.

## CITY TO PARTNER WITH N.C. STATE DESIGN SCHOOL ON AFFORDABLE HOUSING EDUCATION EFFORT

The City of Raleigh’s Urban Design Center is partnering with the North Carolina State University Center for Universal Design for a federal grant to be used to promote affordable, disability-accessible housing in downtown Raleigh.

The grant, from Housing and Urban Development, would be for \$400,000 over three years and would link university resources with community needs. Funds would be used for educational efforts, training activities and the construction of a number of demonstration projects with different styles of housing.

Dan Douglas, director of the Urban Design Center, said the goal of the effort was to illustrate to developers that providing affordable housing that is also accessible to residents with disabilities is neither difficult nor cost-prohibitive. Design elements such as wider doorways, accessible counter spaces and accessible bathrooms are in great demand. Poverty often exacerbates the effects of disabilities in families with low-incomes.



Wake County  
David Cooke, County Manager  
(919) 856-6160  
dcooke@co.wake.nc.us

The Downtown Raleigh  
Alliance  
120 S. Wilmington St.,  
Suite 103  
Raleigh, NC 27601  
(919) 832-1231  
Margaret Mullen,  
President & CEO  
margaretmullen@bellsouth.net

Greater Raleigh Chamber  
of Commerce  
800 S. Salisbury Street  
(919) 664-7000  
Harvey Schmitt,  
President & CEO  
hschmitt@the-chamber.org

Greater Raleigh Convention  
& Visitors Bureau  
421 Fayetteville Street  
Mall, Suite 1505  
Raleigh, NC 27601  
(919) 834-5900 or  
(800) 849-8499  
David L. Heintz, CDME  
President and CEO  
dheintz@raleighcvb.org

#### **Web links**

City of Raleigh  
[www.raleigh-nc.org](http://www.raleigh-nc.org)

Wake County  
[www.wakegov.com](http://www.wakegov.com)

Downtown Raleigh Alliance  
[www.downtownraleigh.org](http://www.downtownraleigh.org)

Greater Raleigh Chamber of  
Commerce  
[www.raleighchamber.org](http://www.raleighchamber.org)

Greater Raleigh Convention  
& Visitors Bureau  
[www.visitraleigh.com](http://www.visitraleigh.com)

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## **RALEIGH POLICE DEPARTMENT TO OPEN DOWNTOWN DISTRICT STATION HOUSE IN GREYHOUND BUS STATION THIS FALL**

The City of Raleigh Police Department soon open the new downtown district station house in the Greyhound bus station located at 314 W. Jones Street.

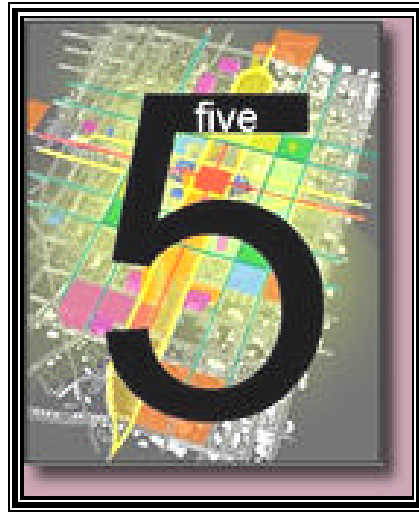
The project is a unique private/public partnership between the Police Department and Greyhound Lines Inc. Greyhound is making the space for the station house available rent free and will provide the utilities with the exception of the phone and data lines.

In order to improve response times throughout the City, the Police Department has moved to decentralize operations by dividing the Capital City into six districts. Each district is administered by a captain and two lieutenants. The district commanders can assign personnel as warranted to more effectively identify and address areas of concern in the district. Police officers in the districts patrol the same area every workday which allows them to identify problem areas and citizen concerns and develop proactive strategies to resolve them.

In addition to the patrol officers each district has detectives, crime prevention and other personnel that deal primarily with that district. City residents may visit their area station house to conduct police department business, or receive information on crime prevention. For more information visit the City of Raleigh Police Department's website at [www.raleigh-nc.org/police/district.htm](http://www.raleigh-nc.org/police/district.htm)

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# THE FIVE IN FIVE WORK PLAN



1. **Complete a Fayetteville Street Renaissance** to reinvigorate the Street as the heart of Raleigh, our ceremonial corridor and the premiere address for office, events and cultural activity.
  2. **Fund and build a new Convention Center & Hotel** to attract conventions and trade shows and improve the business environment for hotels, restaurants and other visitor services.
  3. **Improve the pedestrian environment** making downtown accessible to everyone. Balance the needs of pedestrians against those of the car. Create an attractive, well lit, safe environment that links office and residential uses to amenities such as restaurants, museums and other venues.
  4. **Undertake regulatory reform** to improve the business climate by re-moving regulatory impediments, making it just as easy to do business downtown as any place in the region. Explore adding incentives in the regulations.
  5. **Expand downtown management** to take a one stop approach to management and advocacy.
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